



# TOWN OF LAGRANGE

CHRISTINE O'REILLY-RAO

TOWN CLERK

120 STRINGHAM ROAD

LAGRANGEVILLE, NY 12540

February 28, 2020

Dutchess County Planning Department  
27 High Street  
Poughkeepsie, NY 12601

Re: Town of LaGrange Proposed Local Law  
Zoning Amendment & Comprehensive Plan Amendment

Dear Sir or Madam:

On behalf of the Town Board, I forward a copy of the Resolution for Referral and Resolution SGEIS as well as supplemental materials including proposed amendments, Full EAF Part 1, Full EAF Part F- Additional Narrative, location map, zoning map and Resolution of Introduction for proposed Local Law for review and comment.

Sincerely,

Christine O'Reilly-Rao  
Town Clerk  
Enc.

## **RESOLUTION**

### **A RESOLUTION OF THE TOWN OF LAGRANGE TOWN BOARD TO REFER A ZONING AMENDMENT AND COMPREHENSIVE PLAN AMENDMENT TO THE TOWN PLANNING BOARD AND DUTCHESS COUNTY PLANNING**

**WHEREAS**, the Town of LaGrange Town Board (the "Town Board") has proposed certain amendments to the Town of LaGrange Zoning Map ("Zoning Map") and Town of LaGrange 2005 Comprehensive Plan ("Comprehensive Plan"), collectively referred to herein as the "Proposed Action;" and

**WHEREAS**, the Proposed Action consists of the adoption of amendments to the Zoning Map to change 2 parcels west of the Taconic State Parkway on State Route 82 from the Town Center-Business (TC-B) District to the Commercial (C) District, 16 parcels east of the Taconic State Parkway on State Route 82 and 55 from the General Business (GB) District to the Commercial (C) District, and an approximately 0.50 acre portion of a 68.5-acre parcel in the Residential Low Density (RLD) zoning district, to the Commercial (C) District, for a total of 19 parcels rezoned to the Commercial (C) District; and

**WHEREAS**, the Proposed Action further consists of the adoption of certain amendments to the Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and reflecting the amendments to the Zoning Map; and

**WHEREAS**, Sections 239-l and 239-m of the New York State General Municipal Law ("GML"), require the referral of any amendments to the Town of LaGrange Zoning Code ("Town Zoning Code"), including the Zoning Map and Comprehensive Plan, to the Dutchess County Department of Planning for its review; and

**WHEREAS**, Section 240-100(A) of the Zoning Code requires the referral to the Town of LaGrange Planning Board of any proposal to "amend, supplement, change, modify, or repeal" of the Zoning Code for a report, prior to the public hearing on the Proposed Action; and

**WHEREAS**, the Town Board wishes to take various administrative steps to commence the consideration of the Proposed Action.

#### **NOW THEREFORE BE IT RESOLVED THAT:**

1. The Town Board hereby directs the appropriate Town Staff to refer the Zoning Map amendments and Comprehensive Plan amendments to the Dutchess County Department of Planning and Development pursuant to General Municipal Law § 239- l and -m and Town Zoning Code § 240-102.

2. The Town Board hereby directs the appropriate Town Staff to refer the Zoning Map amendments and Comprehensive Plan amendments to the Town of LaGrange Planning Board for a Report pursuant to Section 240-100(B) of the Town Zoning Code.

3. The Town Board hereby directs the appropriate Town Staff to post the Zoning Map amendments and Comprehensive Plan amendments to the Town of LaGrange website.

Dated: February 26, 2020

Motion: Councilman Ryan

Second: Councilman Jessup

Ayes 4

Nays 1

Supervisor Bell  
Councilman Jessup  
Councilman Luna  
Councilman Ryan  
Councilman Baright

AYE  
AYE  
NAY  
AYE  
AYE

  
CHRISTINE O'REILLY-RAO  
TOWN CLERK

## **RESOLUTION**

### **A RESOLUTION OF THE TOWN OF LAGRANGE TOWN BOARD TO DETERMINE THE NECESSITY OF PREPARING A SUPPLEMENTAL GENERIC ENVIRONMENTAL IMPACT STATEMENT RELATED TO CERTAIN PROPOSED AMENDMENTS TO THE TOWN OF LAGRANGE ZONING MAP AND COMPREHENSIVE PLAN AND RECIRCULATE INTENT TO SERVE AS LEAD AGENCY UNDER SEQR**

**WHEREAS**, the Town of LaGrange Town Board (the “Town Board”) is considering certain amendments to the Town of LaGrange Zoning Map (“Zoning Map”) and Town of LaGrange 2005 Comprehensive Plan (“Comprehensive Plan”), collectively referred to hereafter as the “Proposed Action;” and

**WHEREAS**, the Proposed Action consists of the adoption of amendments to the Zoning Map to change 2 parcels west of the Taconic State Parkway on State Route 82 from the Town Center-Business (TC-B) District to the Commercial (C) District, 16 parcels east of the Taconic State Parkway on State Route 82 and 55 from the General Business (GB) District to the Commercial (C) District, and an approximately 0.50 acre portion of a 68.5-acre parcel in the Residential Low Density (RLD) zoning district, to the Commercial (C) District for a total of 19 parcels rezoned to the Commercial (C) District; and

**WHEREAS**, the Proposed Action further consists of the adoption of certain amendments to the Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and reflecting the amendments to the Zoning Map; and

**WHEREAS**, previously the Town Board, on May 8, 2019 considered amendments to the Zoning Map and Comprehensive Plan recommending a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 and revisions to the Zoning Map to change 14 parcels on the east side of the Parkway from General Business (GB) to Commercial (C) and two (2) parcels on the west side of the Parkway from Town Center-Business (TC-B) to Commercial (C) (the “2019 Amendments”); and

**WHEREAS**, in connection with the 2019 Amendments, after conducting a comprehensive evaluation of all potentially significant adverse environmental impacts associated with the 2019 Amendments under the New York State Environmental Quality Review Act (“SEQRA”) through the preparation of a Generic Environmental Impact Statement (“GEIS”), the Town Board, in consultation with the Town Planning Board, adopted a SEQRA Findings Statement in accordance with 6 N.Y.C.R.R. Part 617, dated May 8, 2019 finding that the 2019 Amendments are consistent with the social, economic and other essential considerations, to the maximum extent practicable, and that adverse environmental impacts revealed in the GEIS will be minimized or avoided by incorporating various mitigation measures and conditions as set forth in the Findings Statement; and

**WHEREAS**, the Town Board served as the Lead Agency in the coordinated review of the 2019 Amendments preparation of the GEIS, and all related approvals under SEQRA; and

**WHEREAS**, on or about August 1, 2018 Stewart's Shops Corporation filed a Site Plan Application and Rezoning Petition for a proposed Stewart's gas station and convenience store ("Stewart's Project") with the Town of LaGrange Planning Board ("Planning Board") and Town Board, respectively; and

**WHEREAS**, the Stewart's Project is located at the intersection of State Routes 82 and 55, directly adjacent to the parcels rezoned to Commercial (C) under the 2019 Amendments; and

**WHEREAS**, the Stewart's Project Site Plan application has advanced before the Planning Board, with the full scope of the Project becoming clear as the Applicant has refined their submissions to the Planning Board; and

**WHEREAS**, the Town Board has evaluated the proximity of the Stewart's Project to the area of the Town of LaGrange that was addressed in the 2019 Amendments including those amendments to the Comprehensive Plan that recommended a change in future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55, and the corresponding amendments to the Zoning Map; and

**WHEREAS**, the Town Board, as the Lead Agency in the coordinated review of the 2019 Amendments under SEQRA, has examined the Stewart's Project Site Plan application, as it has evolved; and

**WHEREAS**, the Town Board has determined that it would be appropriate to include the Stewart's Project within the context of the Town Board's evaluation of the whether the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55 as contemplated in the Proposed Action may result in any significant adverse environmental impacts; and

**WHEREAS**, new project-specific information regarding the Stewarts Project has also been presented in connection with the Planning Board's review of the Stewarts Project, including facts related to, *inter alia*, traffic, community character, and cumulative impacts, which the Town Board has determined should be considered in the Town Board's evaluation of the future land use and development around the intersections of State Route 55 and the Taconic State Parkway and State Routes 82 and 55, and that the preparation of a Supplemental Generic Environmental Impact Statement ("SGEIS") for the Proposed Action to guide the review of subsequent site-specific actions is appropriate; and

**WHEREAS**, the Town Board has also determined that it would be the appropriate entity to serve as the Lead Agency to prepare the SGEIS.

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Town Board hereby directs the appropriate Town Staff to prepare and file a Notice of Intent to prepare an SGEIS for the Proposed Action; and
2. The Town Board also hereby directs the appropriate Town Staff to prepare and circulate to potentially involved agencies a letter indicating the Town Board's intent to serve as the Lead Agency for purposes of a coordinated SEQRA review in the preparation of said SGEIS.

Dated: February 26, 2020

Motion: Councilman Jessup

Second: Councilman Ryan

Ayes 4

Nays 1

Supervisor Bell	AYE
Councilman Jessup	AYE
Councilman Luna	NAY
Councilman Ryan	AYE
Councilman Baright	AYE

  
CHRISTINE O'REILLY-RAO  
TOWN CLERK

# **Town of LaGrange**

## **2005 Comprehensive Plan Proposed Amendments**

*February 19, 2020*

### **Background**

The Town of LaGrange's Comprehensive Plan, adopted in July 2005, outlined various goals and objectives to preserve the unique character of the community, including active farmlands, natural resources, and important community assets. Additionally, the Plan encouraged commercial and residential development in appropriate locations and in a balanced fashion. One key component of the Plan is the development of a "Town Center" in the center of the community as the primary activity area with a more dense, traditional pattern of development. Outside of this area, commercial development is encouraged in a nodal fashion where similar land uses already exist.

While much of the efforts have centered around the development of Town Center, including water, sewer, and other infrastructure to support future growth, there are instances where other commercial areas of the Town have remained stagnant or otherwise not materialized with past changes in zoning, the primary driver for land use changes. This includes the Route 55 corridor generally between the Taconic State Parkway and Route 82, where the vision for development set forth in the 2005 Comprehensive Plan 15 years ago has not come to fruition. Instead, the pattern of development in this area reflects an "interchange," catering to automobile-centric commercial uses. As such, the Town Board desires to seek a new direction and vision for commercial nodes east of Town Center along Route 55 to expand development opportunities that take advantage of their location and potential market changes since 2005, as well as to modify the zoning to better reflect the pattern of development occurring in this area over the past two decades.

### **Rationale**

The overall vision, goals, and objectives noted in Section 3.0 of the plan for the Town of LaGrange remain valid and pertinent, with the Town continuing to support the growth and development of Town Center as it is currently outlined on Route 55 west of the Taconic State Parkway. The intent of this addendum is to provide further clarification to address strategic commercial areas in the Town that reflect development trends that have occurred since the 2005 Plan.

Specifically, the areas of interest include the intersections of:

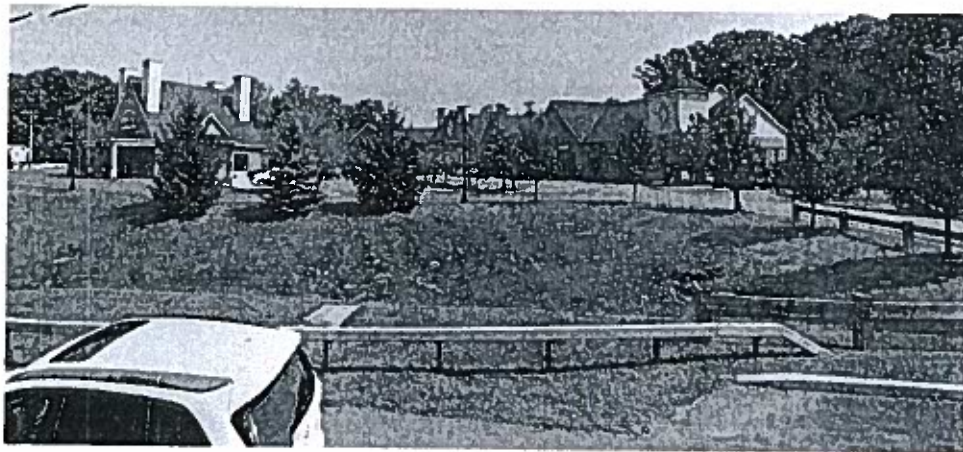
- Route 55 and 82
- Route 55 and the Taconic State Parkway

These locations fall under the "nodes of commercial development within existing commercial districts" as noted in Section 3.2 *Goals and Objectives* (page 115) and are also noted in Section 2.2 *Land Use Trends* (page 18):

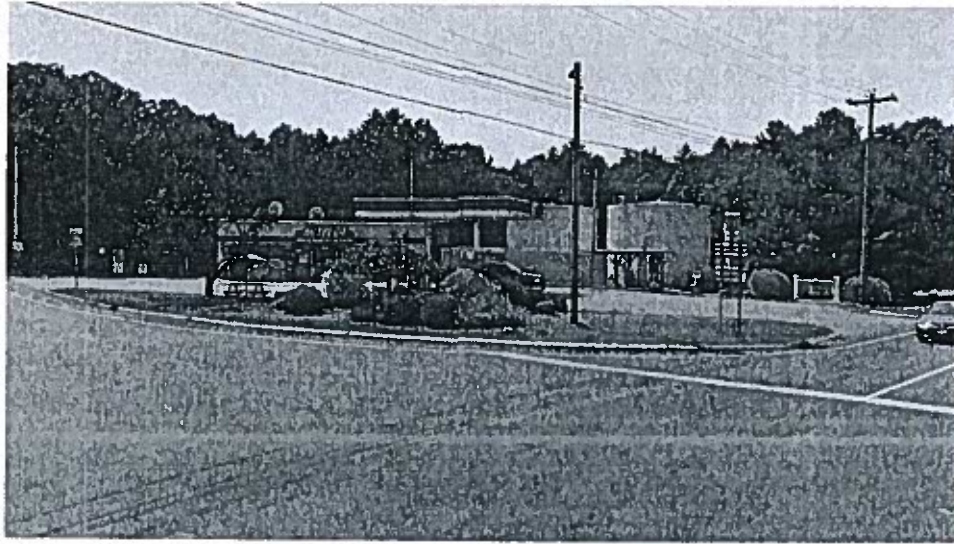
"The Town's commercial development is located primarily along NYS Route 55 and County Route 21 (Noxon Road). The commercial areas along Route 55 are limited to the segments of road west of

Mandalay Drive and east of the Taconic State Parkway, while Noxon Road's commercial uses are concentrated to the west of Titusville Road."

Commercial activity and uses here are more suburban in nature, characteristics that were present in 2005 and continue today, though in regard to intersections of interest above, still retain the nodal style of development that is desired in the Town.







*Existing development found in the State Route 82/55 area shown above.*

Looking back prior to 2005 at the zoning that was in place, the eastern portion of Route 55/Taconic State Parkway was zoned as part of the Town Center Business (TCB) District while the Route 55/82 intersection was zoned as Commercial 1 (C1), similar to the commercial areas surrounding Titusville/Noxon Road and Titusville Road/Route 55 and the corridors along Noxon Road and Route 55 to the western Town line. In addition, a large parcel of land adjoining parcels located on the east side of the Route 55/Route 82 intersection, long used for mining, was located in the Residential Low Density (RLD) district, an incompatible use associated with this zoning district and given the character of the surrounding area, not an appropriate zoning designation. The rationale for the changes at Route 55/Taconic intersection are noted on page 123 (with current clarifications noted):

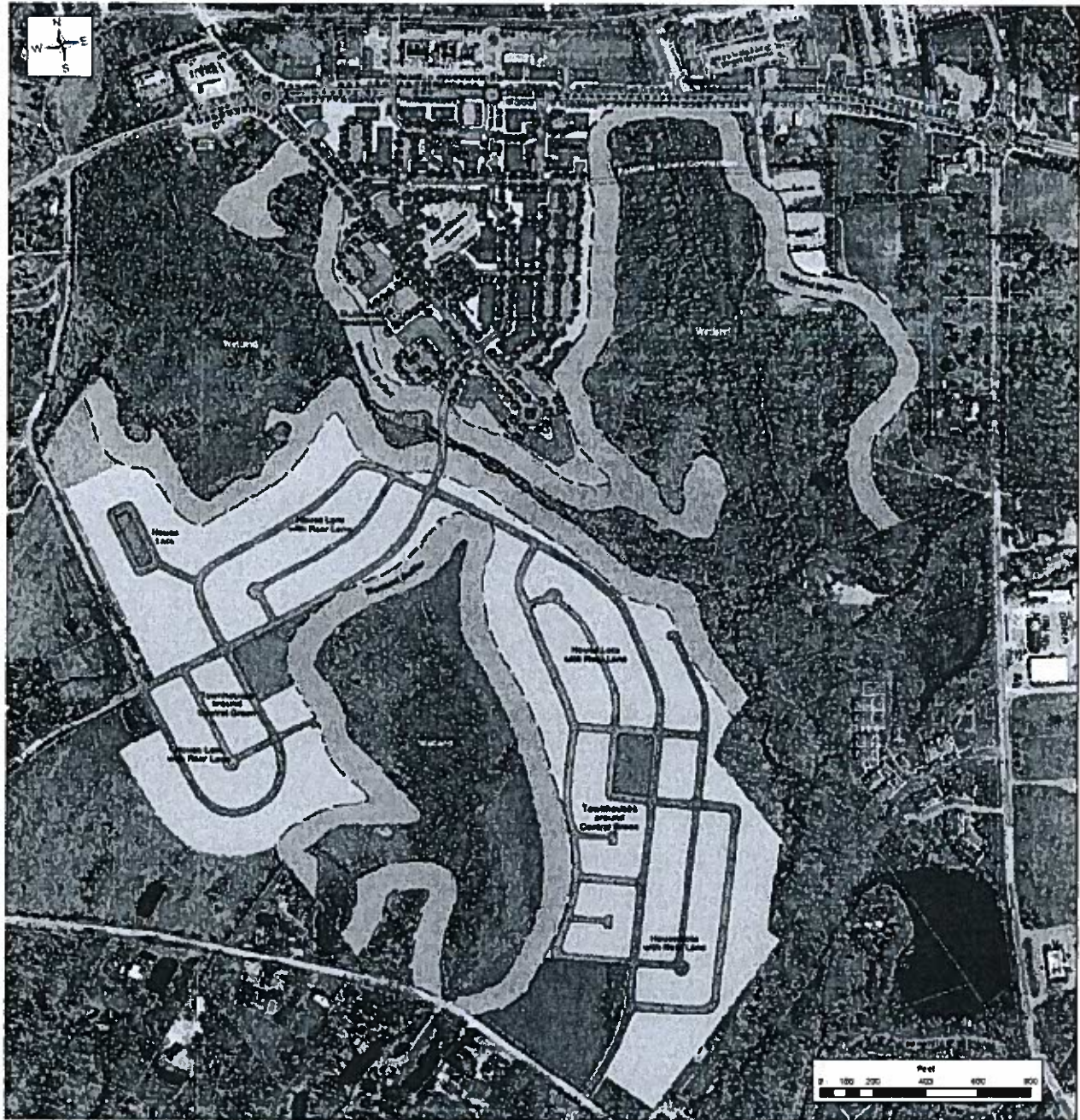
*"In addition, the [proposed] Commercial 2 area [now referred to as General Business/GB], shown adjacent to the Town Center designation on the east side of the Taconic, is recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility."*

The Taconic still is a barrier regarding mobility and accessibility, but it also represents a barrier to the denser commercial style of development that is desired in Town Center Business District and General Business District, as well as the residential development that is desired in the RLD. Instead, this portion of the Town reflects an interchange area with uses that tend to cater to a specific subset of commercial development that favor automobile-centric uses (such as, but not limited to gas stations, fast food, lodging, or other transient uses) or light industrial uses, taking advantage of the proximity of access and regional distribution. As an example, a proposal to develop a gas station and convenience store on the lots on the east side of the intersection of Route 55 and Route 82 (including a portion of the aforementioned lot in the RLD currently used for mining) was submitted to the Town last year. Commercial zoning would be more consistent with the pattern of development in this area, as well as the future uses likely to be developed there. Successful developments at interchanges typically follow this trend though access and design standards can and still should be implemented to provide for more aesthetically-pleasing structures and sites.

In addition, the 2005 Plan sought to condense the three dedicated commercial districts (C-1, C-2, and C-3) into two to accommodate the lower density, commercial centers that are found outside of Town Center. Generally, this future zoning classification was carried out, with slight changes in nomenclature (Commercial 2/C-2 was renamed to General Business/GB) and the extent of the properties that were included in each. The primary difference between these two districts as they are outlined in the Comprehensive Plan are the emphasis on strip commercial developments versus a “smaller scale, lower impact” style, respectively, while including design standards to address scale, design, access, and other site elements. The existing uses in this area are more consistent with the intent of those uses in the Commercial District than they are of the General Business designation.

Development of Town Center, an important component of the 2005 Plan and a long-term vision for LaGrange since the 1960’s, continued to receive additional emphasis with an illustrative conceptual plan along with supporting narrative. This plan, created in 2005, outlined access and proposed development areas for Town Center between Freedom Road/Freedom Road Extension and Stringham Road and State Route 55 down to Todd Hill Road. It should be noted that the intent was to have Town Center fall between these two areas and then develop south, taking advantage of larger, more available land for future mixed-use residential development; improvements and developments continue today to be primarily concentrated in this area, though the Town Center District extends well beyond this to the east. For these reasons, as well as the distinctly unique characteristics noted above regarding interchange areas, the Town Center District is likely overextended in its extent to the east, ultimately reducing the redevelopment potential of the properties in the interchange, observed in the +/- 10 years since the 2005 Plan.





*The 2005 concept plan for Town Center is shown in a limited area west of Stringham Road.*

The proposed changes in preferred land use designations and zoning provide greater opportunities to the areas of interest noted above by allowing existing businesses to enhance their currently underperforming operations – many of them are now considered pre-existing non-conforming with limitations on changes, expansion, or growth. In addition, the changes in zoning designations for these commercial areas will, in essence, support the development and growth that is desired in Town Center (more of a “village” feel) by directing uses that are less desirable to other designated commercial areas. The goals of the 2005 Comprehensive Plan continue to be valid with these changes by supporting the encouragement of commercial development in a nodal fashion.

## **Proposed Changes**

While the intent for these changes as noted in the 2005 were valid, and though there have been some small improvements made, the results have not materialized for these intersections of interest. Therefore, the following changes are proposed for Section 3.3 (Land Use Recommendations) under item #3 of the 2005 Comprehensive Plan (additions and revisions noted where applicable):

**Commercial Districts (C-1 and C-2):** Following the development of the 2005 Comprehensive Plan, the Commercial 3 District was dissolved and absorbed into the newly designated General Business (GB) District – formerly called out as the Commercial 2 District. ~~The existing Commercial 3 Zoning District encompasses one property on Route 82. This zoning designation is not recommended to continue. In addition, the existing Commercial 1 and Commercial 2 designations are shown on the Proposed Zoning Map in a number of locations.~~ The Commercial 1 designation is applied primarily to older strip commercial centers, while the Commercial 2 (General Business) designation is intended as a smaller scale, lower impact commercial district. **The State Route 82/55 intersection has and continues to be of a similar nature to the uses found in the Commercial 1 District; rezoning to General Business has not successfully revitalized this area nor increased the marketability/attractiveness given the extent of uses allowed here.** This includes, for example, a request received by the Town in 2019 to rezone property on the east side of the intersection to the C District in order to allow the development of a gasoline filling station and convenience store. Development in the area remains more consistent with an “interchange,” catering to automobile related commercial uses allowed in the C District. With infrastructure improvements and development attraction focused on Town Center, providing additional commercial opportunities that are different from, but do not compete with, those in Town Center should be encouraged in the State Route 82/55 area as offered by the Commercial 1 District. This takes advantage of the existing building stock and infrastructure that is in place, providing opportunities for revitalization of the area, responding to current market trends and conditions, as well as infill development.

The properties in and around the Taconic State Parkway intersection with State Route 55  
*(Note: The following section was formerly the last paragraph, reformatted for flow/legibility)*  
The 2005 Plan noted both the benefits and the constraints brought on with the Taconic State Parkway, providing visibility and easy access to LaGrange, but also limiting connections. The formerly designated ~~In addition, the Commercial 2 (General Business) area, shown adjacent to the Town Center designation on the east side of the Taconic, is~~ was recommended to replace the existing Town Center Business designation at that location. It reflects the emphasis on public infrastructure planning west of the Taconic, as well as the barrier that the Taconic presents for pedestrian mobility and accessibility. In a similar fashion to the lack of revitalization and development attributed to the State Route 82/55 intersection, the rezoning following the 2005 Plan has not materialized and many properties remain underutilized. For this reason, it is the desire of the Town to providing more opportunities for commercial development in this area under the Commercial 1 District, while balancing the desire to create a more defined gateway into Town Center through design. Physical development on lands in this area are constrained due to environmental features, as outlined in earlier sections of the Plan; therefore, the actual extent and intensity of any future development would be dictated, in part, by the environmental constraints to be evaluates during the land use review process any time a new development is proposed. Lastly, the Master Plan goal of encouraging revitalization of the Manchester Bridge Area

should also be noted and the redevelopment of underutilized properties should be a priority in the future, especially as sewer infrastructure improvements are completed.

In addition to the mapped areas for these Districts, design standards ~~are~~ **continue to be** recommended to address building size, scale, location, setbacks, landscaping, access and provision of pedestrian facilities, where feasible. Many of the goals and recommendations of the County's Greenway Connections are applicable in ensuring the appropriate design and scale of existing and future commercial development and redevelopment. For example, the ~~Commercial-2 commercial~~ **land use** designations **proposed** along Route 55 east of the Taconic ~~are~~ **remain** intentionally nodal in form, rather than circumscribing a continuous strip.

The Proposed Zoning Districts Map (Figure 3.4-1) in the 2005 Comprehensive Plan is also amended to reflect these changes in preferred land uses for the Town, as shown in the attached.



**Full Environmental Assessment Form**  
**Part 1 - Project and Setting**

**Instructions for Completing Part 1**

**Part 1 is to be completed by the applicant or project sponsor.** Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

**A. Project and Sponsor Information.**

Name of Action or Project: Comprehensive Plan and Town Zoning Map Amendments		
Project Location (describe, and attach a general location map): State Route 55 and 82, Noxon Road, Titusville Road, and Taconic Center Lane (see attached location map)		
Brief Description of Proposed Action (include purpose or need): The adoption of amendments to the 2005 Comprehensive Plan and amendments to the Town Zoning Map to change 2 parcels west of the Taconic State Parkway on State Route 82 from the Town Center-Business (TC-B) District to the Commercial (C) District and 16 parcels east of the Taconic State Parkway on State Route 82 and 55 from the General Business (GB) District to the Commercial (C) District. In addition, a portion of a 68.5 acre parcel in the Residential Low Density (RLD) zoning district, approximately 0.50 acres, would rezoned to the Commercial (C) District. A total of 19 parcels are proposed to be rezoned to the Commercial (C) District. Additional details are found in Section F.		
Name of Applicant/Sponsor: Town of LaGrange Town Board	Telephone: 845-452-9062 E-Mail: abell@lagrangenyny.org	
Address: 120 Stringham Road		
City/PO: LaGrangeville	State: New York	Zip Code: 12540
Project Contact (if not same as sponsor; give name and title/role): SAME AS ABOVE	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): SEE ATTACHED	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

## B. Government Approvals

**B. Government Approvals Funding, or Sponsorship.** ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	LaGrange Town Board (Amendment Approvals)	TBD
b. City, Town or Village <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Planning Board or Commission		
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning (239m review)	TBD
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## C. Planning and Zoning

### C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the ☒ Yes ☐ No only approval(s) which must be granted to enable the proposed action to proceed?

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part I

### C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site ☒ Yes ☐ No where the proposed action would be located?

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐ Yes ☒ No

If Yes, identify the plan(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, ☒ Yes ☐ No or an adopted municipal farmland protection plan?

If Yes, identify the plan(s):

Town of LaGrange Open Space Plan (2007)

\_\_\_\_\_

\_\_\_\_\_

### C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No  
If Yes, what is the zoning classification(s) including any applicable overlay district?  
General Business (GB, formerly C-2) and Town Center Business (TCB, formerly TC-B)

b. Is the use permitted or allowed by a special or conditional use permit? NOT APPLICABLE ☐ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No  
If Yes,  
i. What is the proposed new zoning for the site? Commercial

### C.4. Existing community services.

a. In what school district is the project site located? Arlington Central School District

b. What police or other public protection forces serve the project site?  
Dutchess County Sheriff and NYS Police

c. Which fire protection and emergency medical services serve the project site?  
LaGrange Fire District

d. What parks serve the project site?  
Freedom Park, LaGrange Park, Stringham Park, Overlook Park, McGhee Park, James Baird State Park are all within the Town borders.

### D. Project Details

#### D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☐ No  
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % \_\_\_\_\_ Units: \_\_\_\_\_

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☐ No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will proposed action be constructed in multiple phases? ☐ Yes ☐ No

i. If No, anticipated period of construction: \_\_\_\_\_ months

ii. If Yes:

- Total number of phases anticipated \_\_\_\_\_
- Anticipated commencement date of phase I (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year
- Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_



f. Does the project include new residential uses? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>			
If Yes, show numbers of units proposed.			
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>
	<u>Multiple Family (four or more)</u>		
Initial Phase	_____	_____	_____
At completion	_____	_____	_____
of all phases	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

**D.2. Project Operations**

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> <li>• Volume (specify tons or cubic yards): _____</li> <li>• Over what duration of time? _____</li> </ul>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
ix. Summarize site reclamation goals and plan: _____	
_____	
_____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span>	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	
_____	
_____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: \_\_\_\_\_
- expected acreage of aquatic vegetation remaining after project completion: \_\_\_\_\_
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): \_\_\_\_\_

• proposed method of plant removal: \_\_\_\_\_

• if chemical/herbicide treatment will be used, specify product(s): \_\_\_\_\_

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: \_\_\_\_\_ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

• Name of district or service area: \_\_\_\_\_

• Does the existing public water supply have capacity to serve the proposal?

☐ Yes ☐ No

• Is the project site in the existing district?

☐ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☐ No

• Do existing lines serve the project site?

☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: \_\_\_\_\_

• Source(s) of supply for the district: \_\_\_\_\_

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

• Applicant/sponsor for new district: \_\_\_\_\_

• Date application submitted or anticipated: \_\_\_\_\_

• Proposed source(s) of supply for new district: \_\_\_\_\_

v. If a public water supply will not be used, describe plans to provide water supply for the project: \_\_\_\_\_

vi. If water supply will be from wells (public or private), maximum pumping capacity: \_\_\_\_\_ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: \_\_\_\_\_ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): \_\_\_\_\_

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

• Name of wastewater treatment plant to be used: \_\_\_\_\_

• Name of district: \_\_\_\_\_

• Does the existing wastewater treatment plant have capacity to serve the project?

☐ Yes ☐ No

• Is the project site in the existing district?

☐ Yes ☐ No

• Is expansion of the district needed?

☐ Yes ☐ No

<ul style="list-style-type: none"> <li>• Do existing sewer lines serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> <li>• Will line extension within an existing district be necessary to serve the project? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Describe extensions or capacity expansions proposed to serve this project: _____</li> </ul>	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <ul style="list-style-type: none"> <li>• Applicant/sponsor for new district: _____</li> <li>• Date application submitted or anticipated: _____</li> <li>• What is the receiving water for the wastewater discharge? _____</li> </ul>	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (impervious surface)</p> <p style="padding-left: 40px;">_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <p>_____</p> <ul style="list-style-type: none"> <li>• If to surface waters, identify receiving water bodies or wetlands: _____</li> </ul> <p>_____</p> <ul style="list-style-type: none"> <li>• Will stormwater runoff flow to adjacent properties? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></li> </ul>	
<p>iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>_____</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>_____</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>_____</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> <li>• _____ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)</li> <li>• _____ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)</li> <li>• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)</li> <li>• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)</li> <li>• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</li> <li>• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</li> </ul>	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend  <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p>			
<p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade to, an existing substation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>
<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>	<p>ii. During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul>		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> <li>• Construction: _____ tons per _____ (unit of time)</li> <li>• Operation : _____ tons per _____ (unit of time)</li> </ul> <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul> <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> <li>• Construction: _____</li> <li>• Operation: _____</li> </ul>	



s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☐ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_

ii. Anticipated rate of disposal/processing:

- \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or
- \_\_\_\_\_ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☐ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_

ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_

iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: \_\_\_\_\_

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: \_\_\_\_\_

#### E. Site and Setting of Proposed Action

**E.1. Land uses on and surrounding the project site**

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): \_\_\_\_\_

ii. If mix of uses, generally describe: \_\_\_\_\_

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? i. If Yes: explain: _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, i. Identify Facilities: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
e. Does the project site contain an existing dam? If Yes: i. Dimensions of the dam and impoundment: <ul style="list-style-type: none"> <li>• Dam height: _____ feet</li> <li>• Dam length: _____ feet</li> <li>• Surface area: _____ acres</li> <li>• Volume impounded: _____ gallons OR acre-feet</li> </ul> ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: i. Has the facility been formally closed? <ul style="list-style-type: none"> <li>• If yes, cite sources/documentation: _____</li> </ul> ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database  <input type="checkbox"/> Yes – Environmental Site Remediation database  <input type="checkbox"/> Neither database </div> <div style="width: 50%;"> Provide DEC ID number(s): _____  Provide DEC ID number(s): _____ </div> </div> ii. If site has been subject of RCRA corrective activities, describe control measures: _____ _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____ _____	<input type="checkbox"/> Yes <input type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: \_\_\_\_\_
- Describe the type of institutional control (e.g., deed restriction or easement): \_\_\_\_\_
- Describe any use limitations: \_\_\_\_\_
- Describe any engineering controls: \_\_\_\_\_
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: \_\_\_\_\_

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**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? \_\_\_\_\_ feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No  
If Yes, what proportion of the site is comprised of bedrock outcroppings? \_\_\_\_\_ %

c. Predominant soil type(s) present on project site: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils: ☐ Well Drained: \_\_\_\_\_ % of site  
☐ Moderately Well Drained: \_\_\_\_\_ % of site  
☐ Poorly Drained: \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes: ☐ 0-10%: \_\_\_\_\_ % of site  
☐ 10-15%: \_\_\_\_\_ % of site  
☐ 15% or greater: \_\_\_\_\_ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No  
If Yes, describe: \_\_\_\_\_

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h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-295 Classification C(TS)
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name Unnamed (Federal) Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No

If yes, name of impaired water body/bodies and basis for listing as impaired: \_\_\_\_\_

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i. Is the project site in a designated Floodway? ☒ Yes ☐ No

j. Is the project site in the 100 year Floodplain? ☒ Yes ☐ No

k. Is the project site in the 500 year Floodplain? ☒ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No

If Yes:

i. Name of aquifer: Unnames (primary and principal)



<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat: _____</p> <ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>Dutchess County in general has various species listed as Endangered or Threatened; property subject has the potential to contain suitable habitats for listed species. Additional analysis would be required with any actual physical disturbance of land, which is not associated with this action.</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>_____</p>	
<p><b>E.3. Designated Public Resources On or Near Project Site</b></p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>i. If Yes: acreage(s) on project site: _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span></p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

**G. Verification**

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_

# **Comprehensive Plan and Town Zoning Map Amendments** Full Environmental Assessment Form – Part F: Additional Information

## **Part A – Site Description**

### *Project Location*

The following properties east of the Taconic State Parkway are included in the proposed amendments, rezoned from General Business (GB, formerly C-2) to Commercial (C):

<b>Tax Map ID</b>	<b>Parcel Address</b>	<b>Property Owner</b>	<b>Owner Address</b>
6460-02-945946	22 Taconic Center Lane	Page Park Associates	PO Box 792 Poughkeepsie, NY 12602
6560-01-457972	1463 Route 55	Red Wing Properties, Inc.	675 Leetown Road Stormville, NY 12582
6560-02-501968	1477 Route 55	KH Properties, LLC	1320 Route 44 Pleasant Valley, NY 12569
6560-02-515970	1489 Route 55	Steven Betancourt, Jr.	1489 Route 55 Lagrangeville, NY 12540
6560-02-546974	1493 Route 55	Brian W. Page	100 Salt Point Tpke Poughkeepsie, NY 12603
6560-02-564958	Route 82 (unimproved)	Reuccio Tallini	1311 Hempstead Tpke Elmont, NY 11003
6560-02-601974	2295 Route 82	Joseph Kenneth Parsons, Jr.	2295 Route 82 Lagrangeville, NY 12540
6560-02-546919	1502-1504 Route 55	Majac Enterprises, Inc	120 Northfield Ave Dobbs Ferry, NY 10522
6560-02-541906	1498 Route 55	Ronald R. D'souza	9 Cross Road Lagrangeville, NY 12540
6560-02-530919	1496 Route 55	Petro, Inc	47 Patrick Lane Poughkeepsie, NY 12603
6560-02-504909	1486 Route 55	ARCOS Construction Mgmt	1486 Route 55 Lagrangeville, NY 12540
6560-01-492906	1482 Route 55	RPLF LLC	1482 Route 55 Lagrangeville, NY 12540
6560-01-473908	1474 Route 55	Roger Realty, Inc.	1474 Route 55 Lagrangeville, NY 12540
6560-01-417899	1456 Route 55	Page Self Storage, LLC	1456 Route 55 Lagrangeville, NY 12540

The following properties west of the Taconic State Parkway are included in the proposed amendments to be rezoned from Town Center Business (TCB, formerly TC-B) to Commercial (C):

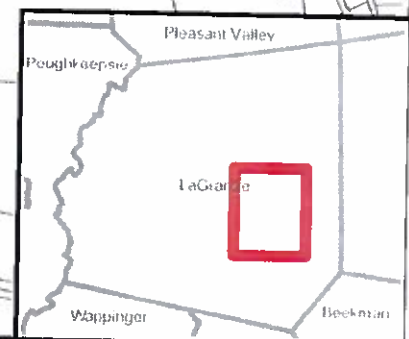
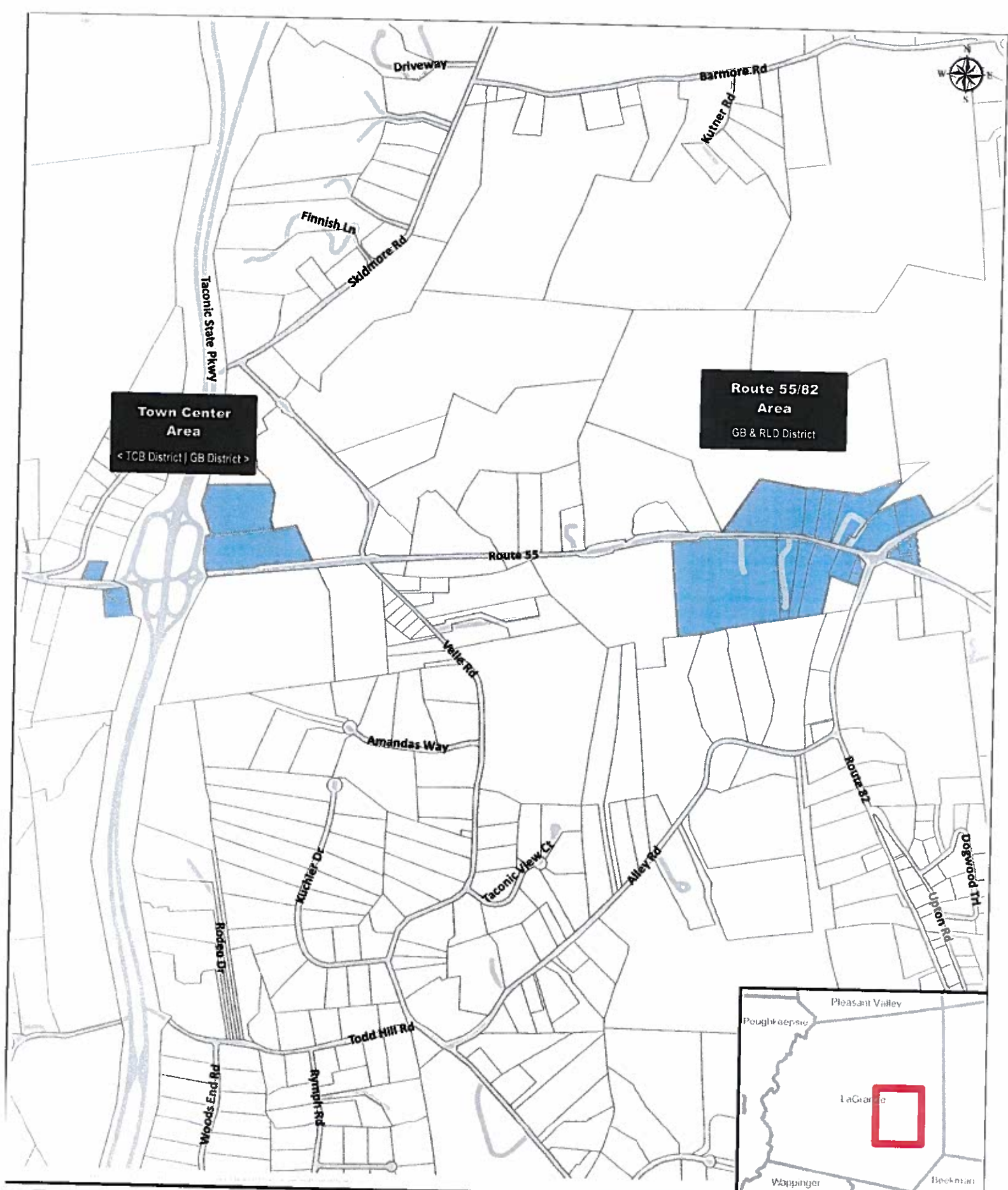
<b>Tax Map ID</b>	<b>Parcel Address</b>	<b>Property Owner</b>	<b>Owner Address</b>
6460-02-802900	1215 Route 55	M Spiegel & Sons Oil Corp	PO Box 833 Toledo, NY 10987
6460-02-823867	1220 – 1224 Route 55	Gasland Petroleum, Inc.	785 Broadway Kingston, NY 12401

The following properties east of the Taconic State Parkway are also included in the proposed amendments to be rezoned from the General Business (GB, formerly C-2) to Commercial (C) in connection with a proposal to develop a gasoline filling station and convenience store:

6560-02-592941	2292 Route 82	55-82 LaGrange LLC	315 N Broadway Sleepy Hollow, NY 10591
6560-02-582930	1515-1519 Route 55	55-82 LaGrange LLC	315 N Broadway Sleepy Hollow, NY 10591

A 0.50-acre portion of the following property east of the Taconic State Parkway is also included in the proposed amendments to be rezoned from Residential Low Density (RLD) to Commercial (C) in connection with the above-mentioned proposal to develop a gasoline filling station and convenience store:

6560-02-715980	2296 Route 82	Red Wing Properties, Inc.	675 Leetown Road Stormville, NY 12582
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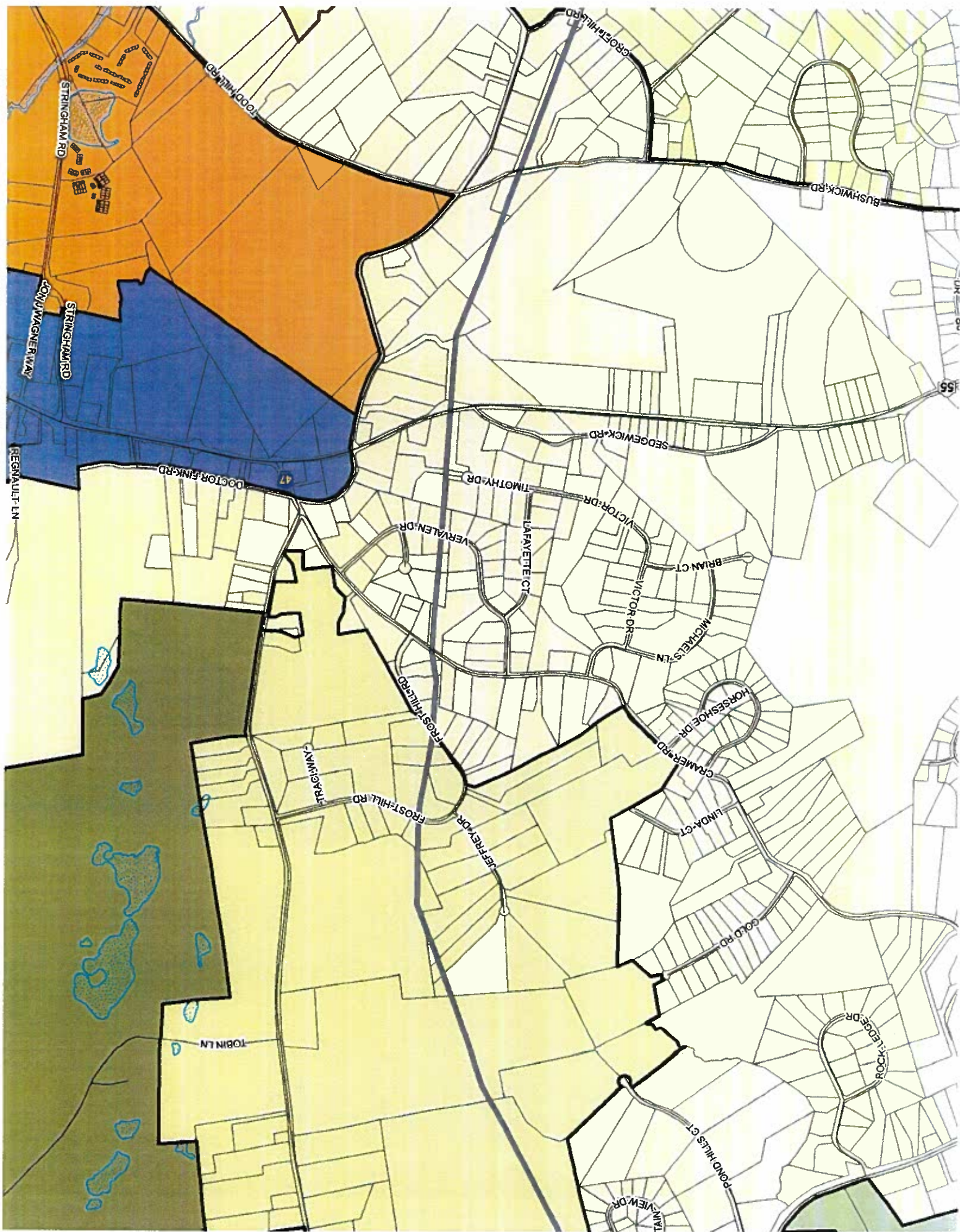
ARCHITECTURE  
ENGINEERING  
PLANNING  
CPI 7090111 .jnt

103 EXECUTIVE DRIVE  
NEW WINDSOR, NY 12553  
800-274-7000  
www.clarkpatterson.com

DATE:	02/19/2020
DRAWN:	JWS
CHECKED:	GWB
SCALE:	1"=1,200'
PROJ. #:	12977.02

Location Map  
**Comp. Plan/Zoning Amendments**  
Town of LaGrange, Dutchess County, New York

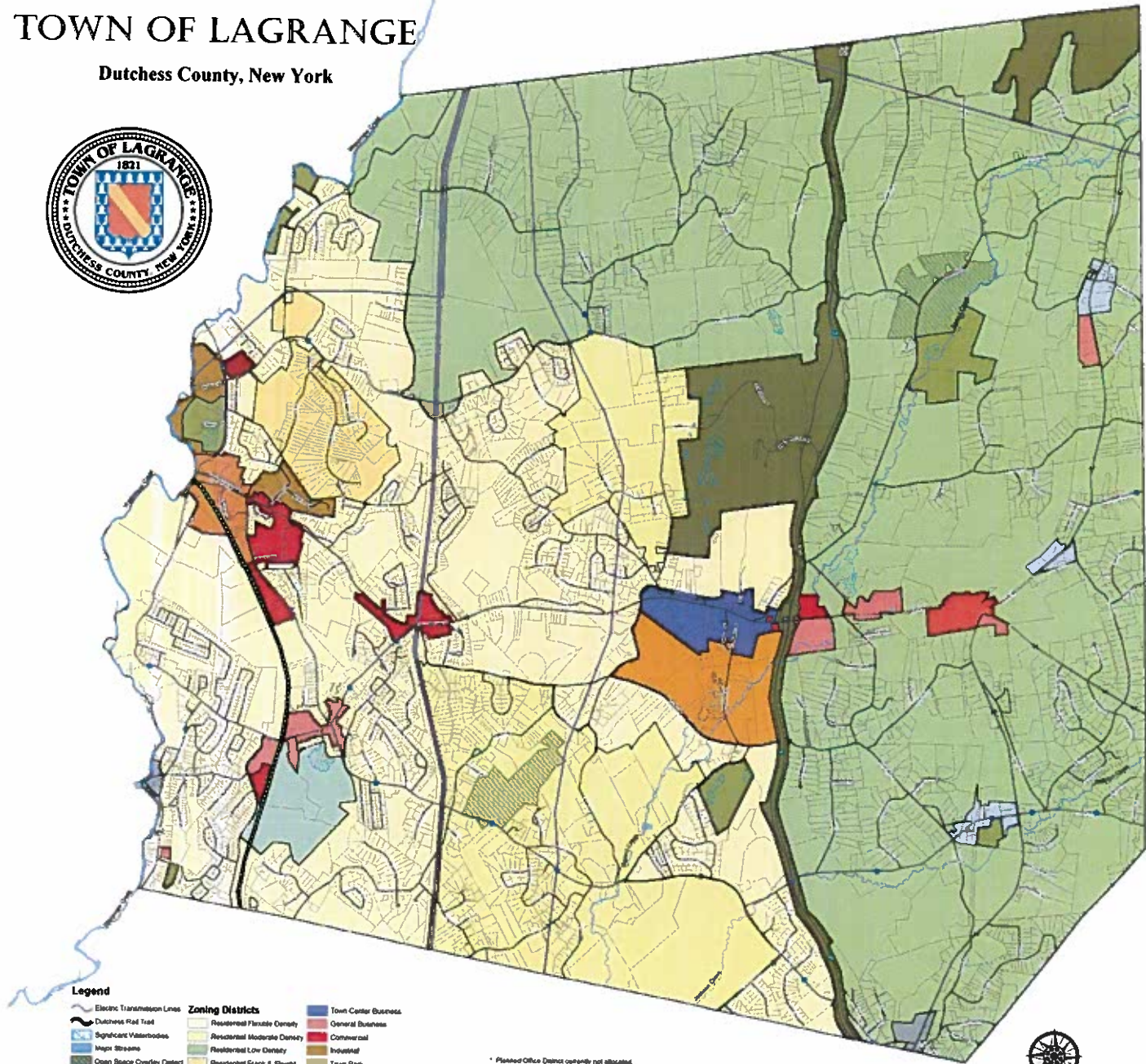






# ZONING MAP TOWN OF LAGRANGE

Dutchess County, New York



## Legend

- Electric Transmission Lines
  - Dutchess Rail Trail
  - Significant Waterbodies
  - Major Streams
  - Open Space Overlay District
  - Parcel Boundaries
- Zoning Districts**
- Residential Plausible Density
  - Residential Moderate Density
  - Residential Low Density
  - Residential Farm & Slight
  - Town Center Residential
  - Hamlet
  - Gateway Hamlet
  - Manchester Gateway Hamlet
  - Town Center Business
  - General Business
  - Commercial
  - Industrial
  - Town Park
  - State Park Reserve
  - Valley Farm Planned Development
  - Overlook Planned Development

- \* Planned Office District currently not allocated.
- \* Senior Citizen Housing District currently not allocated.
- Other regulatory maps controlling development
- Wetlands Protection
- Circumference Protection
- FEMA
- Nonconforming Residential Subspace Refer Map

Prepared by: Dutchess County Department of Planning & Development  
Map Date: October 31, 2014  
Adopted Date: October 22, 2014  
Updated Date: February 26, 2016



Scale: 1 inch = 1 mile

## RESOLUTION

WHEREAS, \_\_\_\_\_ introduced the following local law for the Town of LaGrange to be known as Local Law No. \_\_\_\_ of 2020, entitled A LOCAL LAW OF THE TOWN OF LAGRANGE, DUTCHESS COUNTY, NEW YORK, AMENDING THE ZONING MAP ESTABLISHED BY SECTION 240-22 OF CHAPTER 240, "ZONING", OF THE LAGRANGE TOWN CODE IN ORDER TO CHANGE THE ZONING DISTRICT DESIGNATION OF NINETEEN (19) PARCELS LOCATED IN THE ROUTE 55/82 AREA IN THE TOWN OF LAGRANGE TO THE COMMERCIAL ("C") ZONING DISTRICT.

BE IT ENACTED by the Town Board of the Town of LaGrange as follows:

Section 1. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6460-02-945946 at 22 Taconic Center Lane

Section 2. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-01-457972 at 1463 Route 55

Section 3. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-02-501968 at 1477 Route 55

Section 4. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning



district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-515970 at 1489 Route 55

Section 5. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”, formerly “C-2”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-546974 at 1493 Route 55

Section 6. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”, formerly “C-2”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-564958 at Route 82 (unimproved)

Section 7. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”, formerly “C-2”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-601974 at 2295 Route 82

Section 8. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”, formerly “C-2”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-546919 at 1502-1504 Route 55

Section 9. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”, formerly “C-2”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-541906 at 1498 Route 55

Section 10. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business (“GB”, formerly “C-2”) zoning district to the Commercial (“C”) zoning district:

LaGrange Tax Parcel Number 133400-6560-02-530919 at 1496 Route 55

Section 11. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-02-504909 at 1486 Route 55

Section 12. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-01-492906 at 1482 Route 55

Section 13. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-01-473908 at 1474 Route 55

Section 14. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6560-01-417899 at 1456 Route 55

Section 15. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the Town Center Business ("TCB", formerly "TC-B") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 133400-6460-02-802900 at 1215 Route 55

Section 16. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the Town Center Business ("TCB", formerly "TC-B") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 6460-02-823867 at 1220 – 1224 Route 55

Section 17. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 6560-02-592941 at 2292 Route 82

Section 18. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of the following parcel in the Town of LaGrange from the General Business ("GB", formerly "C-2") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 6560-02-582930 at 1515-1519 Route 55

Section 19. The Zoning Map established by Section 240-22 of Chapter 240 of the LaGrange Town Code is amended to change the zoning district designation of a 0.50-acre portion of the following parcel in the Town of LaGrange from the Residential Low Density ("RLD") zoning district to the Commercial ("C") zoning district:

LaGrange Tax Parcel Number 6560-02-715980 at 2296 Route 82

Section 20. If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

Section 21. This local law will take effect upon the filing with the Secretary of State as prescribed by law.

Dated: \_\_\_\_\_

Moved: \_\_\_\_\_

Seconded: \_\_\_\_\_

Ayes \_\_\_\_\_ Nays \_\_\_\_\_

Supervisor Bell  
Councilman Jessup  
Councilman Luna  
Councilman Ryan  
Councilman Baright

NAY

\_\_\_\_\_

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AYE

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